

Recorded August 31, 1970 at 2:40 P.M.

THIS DEED, made this 26th day of August, 1970, by Mae E. Young, Guardian of Earle Smeltzer Young, in No. 22,851 Equity, in the Circuit Court for Frederick County, and Mae E. Young, his wife, both of Frederick County, State of Maryland.

W I T N E S S E T H :

THAT WHEREAS, by an Order of the Circuit Court for Frederick County, passed on the 23rd day of July, 1970, in No. 22,851 Equity, in said Court, the said Mae E. Young was duly appointed Guardian of the property of Earle Smeltzer Young, a person alleged to be under disability; and

WHEREAS, by said Decree of the Court, the said Mae E. Young, Guardian, was authorized to sell, upon full payment of the purchase price, the hereinafter described parcel of unimproved land and in pursuance of said Decree, has sold the same unto Charles A. Woods and Margaret E. Woods, his wife.

NOW, THEREFORE, in consideration of the premises and the sum of Four Thousand (\$4,000.00) Dollars, the receipt of which is hereby acknowledged, the said Mae E. Young, Guardian and Mae E. Young, wife of Earle S. Young, does hereby grant and convey unto Charles A. Woods and Margaret E. Woods, his wife, as tenants by the entireties, in fee simple, all that unimproved parcel of land situate, lying and being on the Southeast side of State Route 77, East of Graceham, in Thurmont District, Frederick County, Maryland, as described and conveyed in a Deed from Monroe W. Stup and Margaret A. Stup, his wife, unto Earle S. Young and Mae E. Young, his wife, dated March 18, 1940 and recorded in Liber 523, folio 249, one of the Land Records of Frederick County, SAVING AND EXCEPTING THEREFROM AND THEREOUT, all the following described parcel of land, to-wit:

All that part of a tract of land called "Branksome Hall", beginning at the end of the third line of the whole tract and running (1) N. 60 degrees West 26.0 rods to a stake now driven; (2) N. 15 1/2 degrees West 60.0 rods to a stake on the north side of a branch; (3) N. 54 7/8 degrees E. 20.8 rods to a stone formerly planted; (4) N. 15 1/2 degrees W., 67.3 rods to a stone formerly planted; (5) N. 54 7/8 degrees E. 50.6 rods to a stake; (6) S. 68 1/2 degrees, E., 44.7 rods to a stone; (7) S. 5 1/2 degrees E., 8.4 rods to a stake; thence reversely with five lines of division to exclude that part formerly conveyed to Aaron Rice; (8) S. 57 3/4 degrees W., 5.8 rods to a stone; (9) S. 44 1/4 degrees W., 17.75 rods to a stone; (10) S. 14 1/2 degrees W., 23.4 rods to a stone; (11) S. 43 degrees W. 17.1 rods to a stone, (12) S. 33 1/2 degrees E., 21.6 rods to a stone, (13) S. 80 1/2 degrees W. 13.7 rods to a point on the east edge of a lane; thence along the same (14) S. 17 degrees E., 82.5 rods to Charles Gearhart's Lot; thence along the same three lines, (15) S. 67 1/4 degrees W., 5.5 rods to an iron pipe (16) S. 25 1/4 degrees E., 8.62 rods to a point on the north side of the County Road; (17) N. 25 degrees E., 5.3 rods to a point in the east side drain of the road; (18) S. 17 degrees East 17.5 rods to a post; (19) S. 16 1/2 degrees West 19.3 rods to a stake; (20) S. 39 1/2 degrees W., 10.75 rods to the south edge of the Concrete pavement of the aforesaid Rocky Ridge to Thurmont

TAX \$20.00
STATE PROPERTY TRANSFER
FEE \$1.70